

ANIL S. PATEL

B.Com, LL.B.

Advocate High Court

101, Satyadeep Enclave, Building No. 9 Vivek College Road, Opp. Bulbul School, Siddharth Nagar - IV, Goregaon (West), Mumbai - 400 104.

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Ref.: ASP/83 / 2022

29.04.2022

FORMAT - A
(Circular No. 28 / 2021)

To,
Maha RERA
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: All that piece and parcel of land admeasuring 399.9 sq. meters or thereabout bearing CTS No. 438/4 Hissa No 115 of Village Pahadi Goregaon (East), Taluka Borivali, in the Registration District of Mumbai Suburban District situated at Plot No. 1, Jaiprakash Nagar Road No. 5, Goregaon (East), Mumbai - 400 063.

I have investigated the title of the said plot on the request of M/s. SAINATH DEVELOPERS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having their office at Ground Floor, Nityanand Niwas, Aary Road, Goregaon (E), Mumbai - 400 063 through its Partners (1) Shri. Ravindra Sunder Shetty and (2) Shri. Mahesh Prabhakar Parulekar,

1. Description of the property
2. The documents of allotment of Plot.
3. Property Card issued by the office of city survey, Goregaon dated 29.04.2022.
4. Search report for last 30 yrs from 1992 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of the owner is clear, marketable and without any encumbrances.

Owners of the land:-

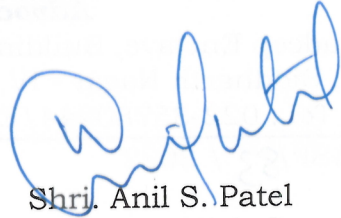
1. M/s. Goregaon Shree Shalaka Co-operative Housing Society Limited admeasuring 399.9 sq. meters or thereabout bearing

CTS No. 438/4 Hissa No 115 of Village Pahadi Goregaon
(East), Taluka Borivali.

The report reflecting the flow of the title of the owner of the said
plot of land is enclosed herewith as annexures.

Encl: Annexure

Date: 29.04.2022



Shri. Anil S. Patel
Advocate, High Court

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